

Land Use and Zoning Analysis for County-Owned Properties in the City of Kingston and Town of Ulster



Report prepared at the
Ulster County Planning Department
August 29, 2012

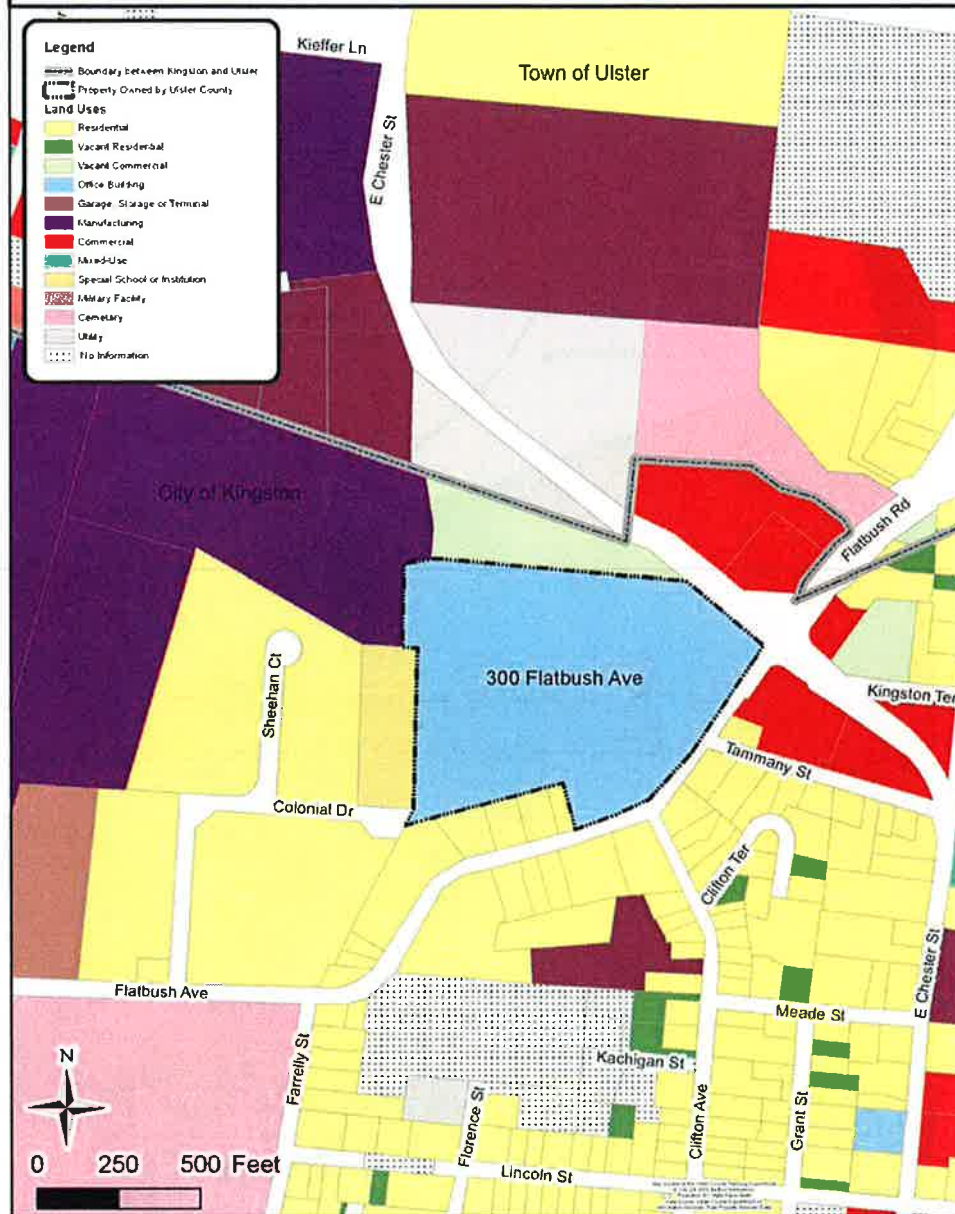
Overview

Ulster County Planning Department staff recently examined three county-owned properties: 300 Flatbush Ave in Kingston, 25 South Manor Ave in Kingston and One Development Court in the Town of Ulster. Staff examined the current zoning and parking as well as potential rezoning scenarios for the two properties in Kingston. For One Development Court, the emphasis was on parking, and no analysis of surrounding land uses and zoning was done for this property. This report summarizes staff findings.

Comparison Table of the Three County-Owned Properties

	300 Flatbush Ave	25 South Manor Ave	One Development Court
Jurisdiction	City of Kingston	City of Kingston	Town of Ulster
Occupants (County Department Only)	Buildings and Grounds, Human Rights Commission, Medical Examiner, Public Health, Purchasing, Veterans Services and WIC Program	Information Services and Purchasing	Buildings and Grounds, Office of Employment & Training, Social Services Administration, and Youth Bureau
Zoning	RR One Residence District	R-2 Two Family Residence District	HC Highway Commercial District
Number of Parking Spaces	122	29	502
Minimum Required Parking	68	44 or 41	394

Map 1: Land Uses around 300 Flatbush Ave
City of Kingston and Town of Ulster



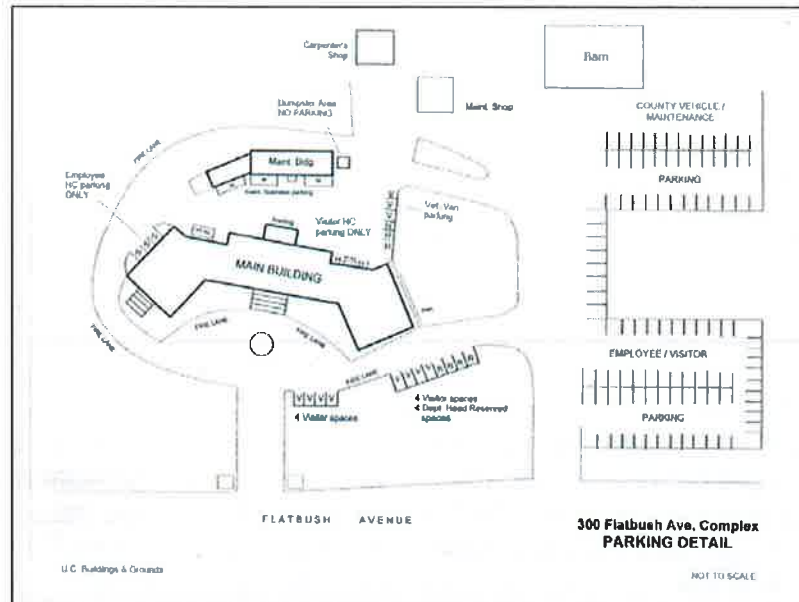
Detailed Parking Statistics – 300 Flatbush Ave

Number of employees: **91**

Gross floor area (main building with offices only): **20,271 sq. ft.**

Number of parking spaces: **122 spaces**

Minimum parking requirement for office buildings, other than medical or dental (1 space per 300 square feet of gross floor area): **68 spaces**



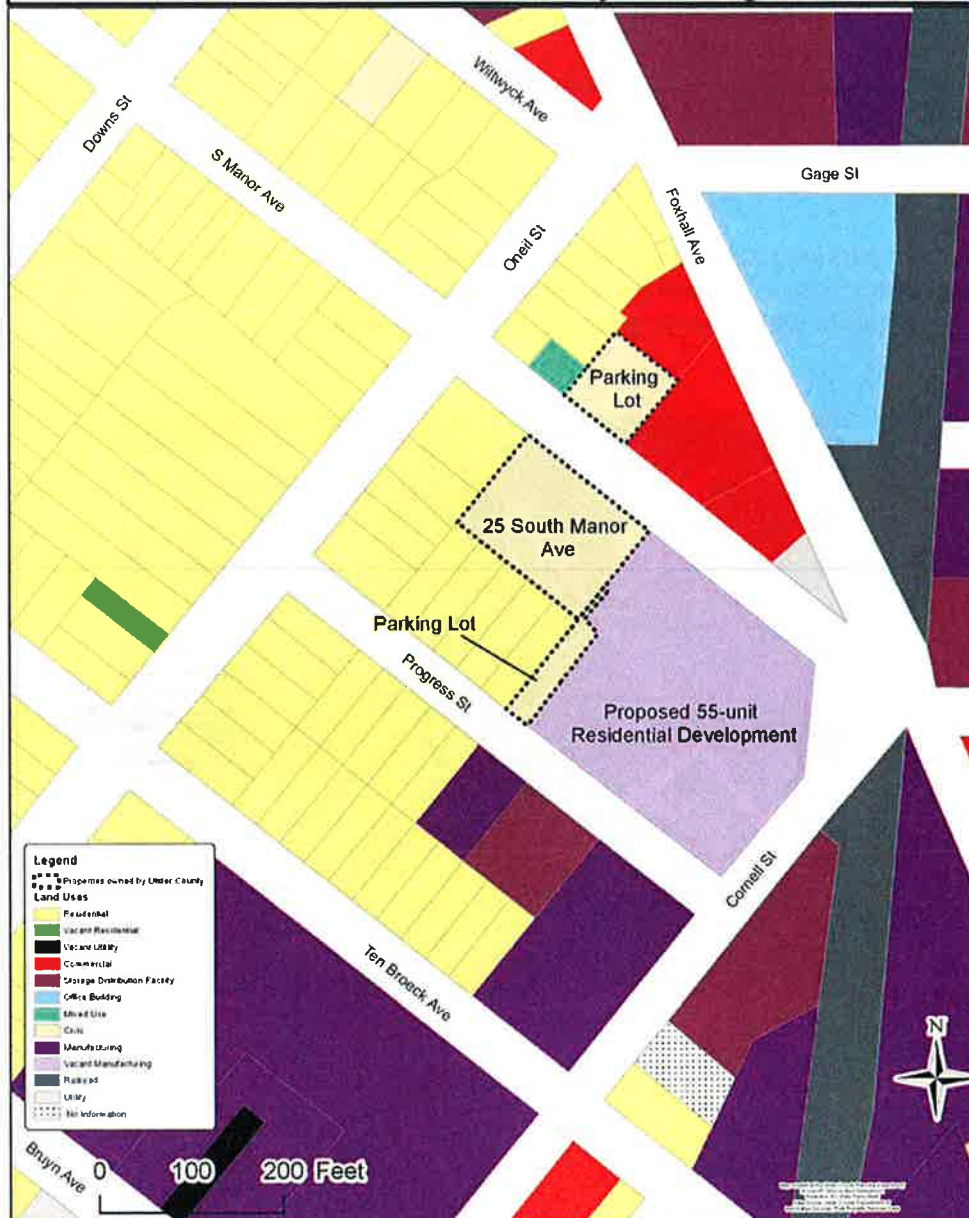
still sees a good amount of commercial activity and will soon see high-density residential, bringing in more pedestrian and vehicular traffic. This traffic makes the area more desirable to businesses, creating more of a demand to purchase or rent 25 South Manor Ave. Chances are this will not strictly be a demand for office or manufacturing space. Kingston's current comprehensive planning process provides the best way for exploring a rezoning of this scale.

Moreover, 25 South Manor Ave is within the Broadway Section of the Midtown Mixed-Use Overlay District. As its first purpose under the Kingston Zoning Code, the Mixed-Use Overlay District promotes affordable housing and adaptive reuse, particularly adaptive reuse with affordable rental housing. "The second purpose is to encourage mixed-use, mixed-income, pedestrian-based neighborhoods." The Mixed-Use Overlay District is limited as far as allowing more land uses than what's already permitted under R-2 or M-2 zoning. From a regulatory standpoint, changing the underlying zoning from R-2 or M-2 to something genuinely mixed-use can make the Mixed-Overlay District more effective.

Rezoning Scenarios

An office use can continue at 25 South Manor Ave with a change in zoning not amounting to spot zoning. Manufacturing uses, particularly ones permitted in an M-1 District, can also be located in close proximity to nearby residences in the R-2 District. Nevertheless, the current zoning in the area poses an obstacle, if not precludes, other possibilities for reuse, which would create more vitality in the area around 25 South Manor Ave.

Map 4: Land Uses around
25 South Manor Ave, City of Kingston



Detailed Parking Statistics – One Development Court

Number of employees: **334**

Gross floor area: **117,977 Sq. Ft.**

Number of parking spaces: **502 spaces**

- Regular -- 421
- H/C -- 36
- Reserved -- 5
- County (fleet) – 40

Minimum parking requirement for churches, government buildings, community buildings, recreational buildings, libraries, museums/ galleries, social halls/ clubs, convention halls/ meeting rooms, catering facilities, theaters and funeral parlors

1 space per 300 square feet of floor area or fraction thereof or per 5 seats, whichever is greater or **394 spaces**

